





A 3-BEDROOM LINK-DETACHED HOME of 1,273 sq.ft. being ONE OF ONLY TWO REMAINING PROPERTIES on the exclusive Hanlye View development, built by the highly regarded Sigma Homes and READY FOR IMMEDIATE OCCUPATION.

Tucked away in a DELIGHTFUL SEMI-RURAL SETTING, this select development is positioned on the north-eastern edge of the picturesque village of Cuckfield whilst offering convenient access to Haywards Heath mainline rail station being approximately 5-minutes away by car.

This superbly designed home has been BUILT AND FINISHED TO A HIGH SPECIFICATION with careful attention to detail, combining contemporary styling with practical modern living. The bright, OPEN-PLAN GROUND FLOOR creates a sense of space, while THREE WELL-PROPORTIONED FIRST-FLOOR BEDROOMS, each with either dual or triple windows, enjoy plenty of natural light.



The accommodation in brief comprises a spacious RECEPTION HALL with a storage cupboard and a further double opening coat cupboard, leading to a UTILITY/CLOAKROOM with WC, wash-hand basin and space/plumbing for a washing machine. An impressive open-plan KITCHEN/DINING/LOUNGE extends from the front of the house to the rear. Integrated to the kitchen are high-end appliances to include an eye-level double multifunctional oven, induction hob with extractor over, fridge/freezer and dishwasher. Bi-folding doors feature to the spacious lounge area opening to a patio beyond while the dining area provides a window to the side elevation alongside ample space for a large table and chairs.

Stairs from the reception hall rise to a bright and airy FIRST FLOOR landing with an airing cupboard. The PRINCIPAL BEDROOM enjoys a superb EN-SUITE SHOWER ROOM while BEDROOMS TWO and THREE are served by a beautifully appointed BATHROOM with bathtub, separate shower enclosure, vanity basin and WC. Fitted wardrobes are provided in each bedroom.

**MANSELL
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OUTSIDE

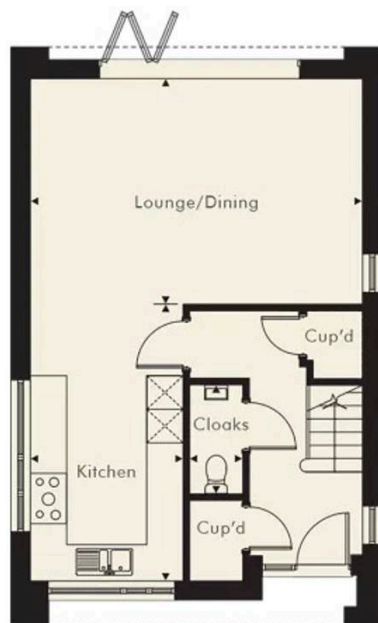
A fully enclosed REAR GARDEN is mainly laid to lawn with a large, paved patio adjoining the living room via bi-folding doors, ideal for outdoor dining and entertaining along with gated access to each side. Further, outdoor lighting, a double power point and outside tap are installed.

To the front A PRIVATE DRIVEWAY alongside the property provides parking for two vehicles with an EV charging point.

Tenure: Freehold

- BRAND NEW 3-BEDROOM LINK DETACHED HOUSE ON THE EXCLUSIVE HANLYE VIEW DEVELOPMENT.
- OPEN PLAN LOUNGE/DINING/KITCHEN FEATURING BI-FOLDING DOORS TO REAR GARDEN.
- GROUND FLOOR CLOAK/UTILITY ROOM. GROUND FLOOR FITTED STORAGE CUPBOARDS.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM & FITTED WARDROBE.
- TWO FURTHER BEDROOMS WITH FITTED WARDROBES.
- BEAUTIFULLY APPOINTED FAMILY BATHROOM WITH SEPARATE SHOWER ENCLOSURE.
- SEMI-RURAL EDGE OF CUCKFIELD LOCATION WITH SWIFT & EASY ROAD ACCESS TO HAYWARDS HEATH RAIL STATION.
- PRIVATE DRIVEWAY PARKING WITH EV CHARGING.
- FULLY ENCLOSED REAR GARDEN LAID TO LAWN WITH PAVED PATIO.
- READY FOR IMMEDIATE OCCUPATION – LAST 3-BEDROOM PROPERTY REMAINING.

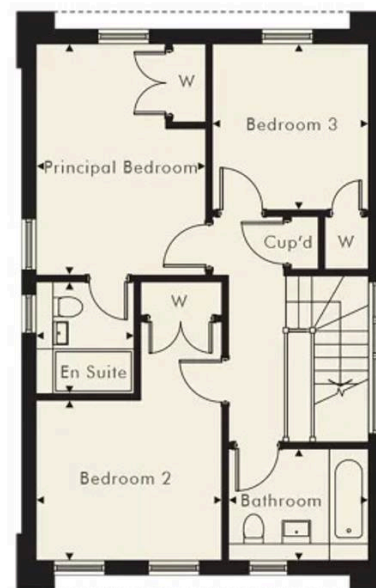




GROUND FLOOR FIRST FLOOR

LOUNGE / DINING	5.93M X 4.02M	19'5" X 13'2"
KITCHEN	4.94M X 2.72M	16'2" X 8'11"
CLOAKS	1.95M X 0.95M	6'5" X 3'1"

TOTAL AREA: 1139 sq. ft. / 105.78 sq. m.



GROUND FLOOR FIRST FLOOR

PRINCIPAL BEDROOM	4.13M X 3.02M	13'7" X 9'11"
EN SUITE	2.00M X 1.45M	6'7" X 4'9"
BEDROOM 2	3.31M X 2.86M	10'10" X 9'5"
BEDROOM 3	2.96M X 2.78M	9'9" X 9'1"
BATHROOM	2.50M X 2.00M	8'2" X 6'7"

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